

**STAFF REPORT  
DEVELOPMENT COMMISSION  
ZONING MEETING  
CITY OF COLUMBUS, OHIO  
DECEMBER 10, 2015**

- 3. APPLICATION: Z15-052**  
**Location:** **1660 HARRISBURG PIKE (43223)**, being 2.7± acres located on the east side of Harrisburg Pike, just south of Chambers Avenue (425-270757 and 425-273194; Southwest Area Commission).  
**Existing Zoning:** CPD, Commercial Planned Development and L-AR-O, Limited Apartment Office Districts.  
**Request:** L-AR-O, Limited Apartment Office District.  
**Proposed Use:** Multi-unit residential development.  
**Applicant(s):** Community Housing Network, Inc.; c/o Dave Perry, Agent; David Perry Company, Inc.; 145 East Rich Street, 3<sup>rd</sup> Floor; Columbus, OH 43215; and Donald Plank, Atty.; Plank Law Firm; 145 East Rich Street, 3<sup>rd</sup> Floor; Columbus, OH 43215.  
**Property Owner(s):** The Applicant.  
**Planner:** Shannon Pine; 645-2208; [spine@columbus.gov](mailto:spine@columbus.gov)

**BACKGROUND:**

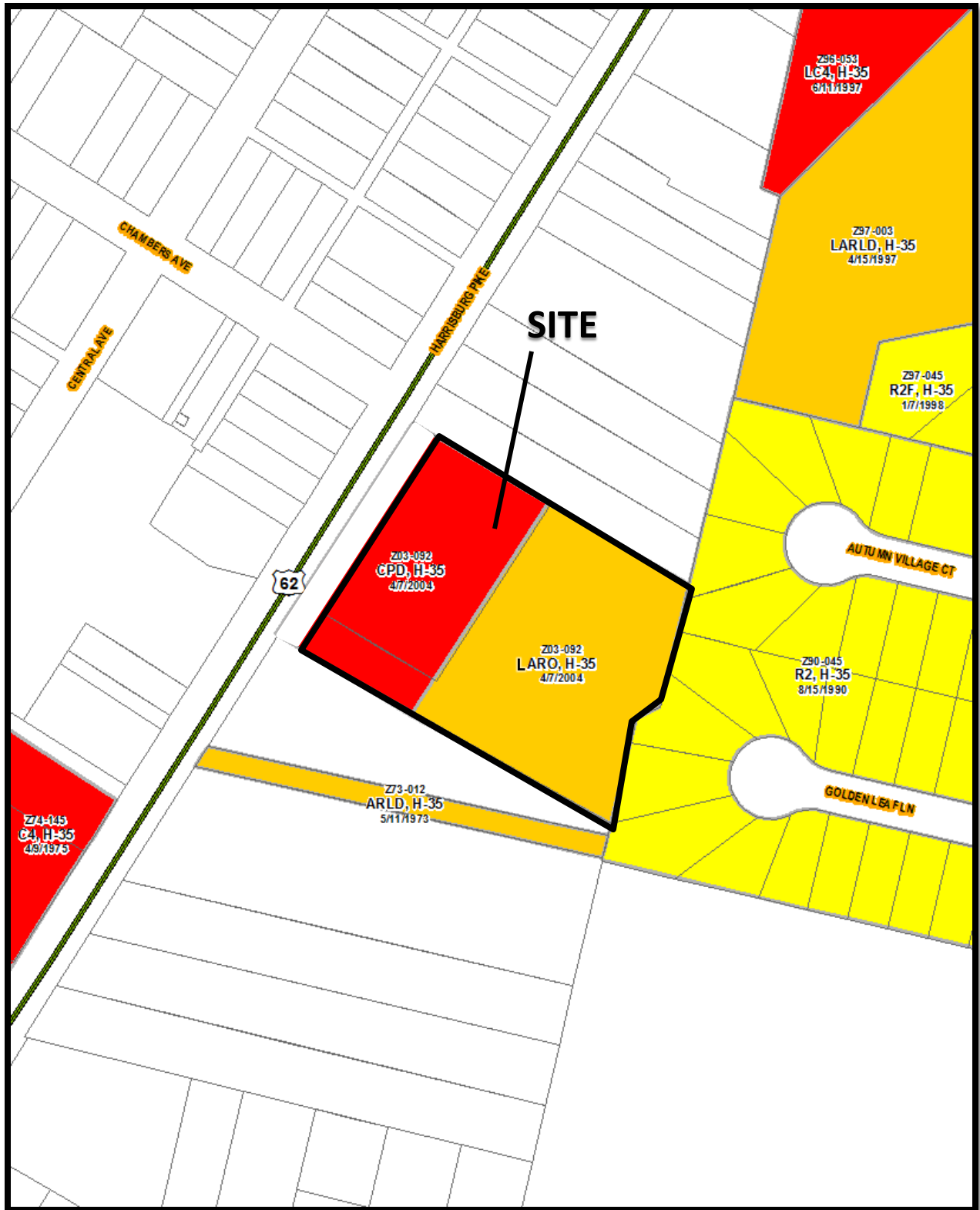
- The 2.7± acre site consists of a single-unit dwelling in the CPD, Commercial Planned Development District, and a 35-unit supportive-housing apartment building in the L-AR-O, Limited Apartment Office District, each on separate parcels. The applicant proposes the L-AR-O, Limited Apartment Office District to construct a new 40-unit supportive-housing apartment building that will be attached to the existing apartment building, with reconfigured parcels to create two subareas.
- To the north and south are single-unit dwellings in Franklin Township. To the east is a single-unit subdivision in the R-2, Residential District. To the west across Harrisburg Pike are single-unit dwellings and a church in Franklin Township.
- The site is within the planning area of the *Southwest Area Plan* (2009), which recommends medium density residential uses (up to 12 units/acre) for this location. Staff recognizes that aspects of this use differ from conventional apartment residential development, and supports the increased density.
- The site is located within the boundaries of the Southwest Area Commission, whose recommendation is for approval of the requested district, but the written recommendation had not been received at the time this report was finalized.
- The limitation text includes maximum number of units, setbacks, street trees, screening, and lighting controls, and commits to a site plan. Companion CV15-070 has been filed to vary parking lot landscaping, maneuvering over a property line, a parking space reduction, and reductions to setbacks and yard standards. That

request will be heard by City Council and will not be considered at this Development Commission meeting.

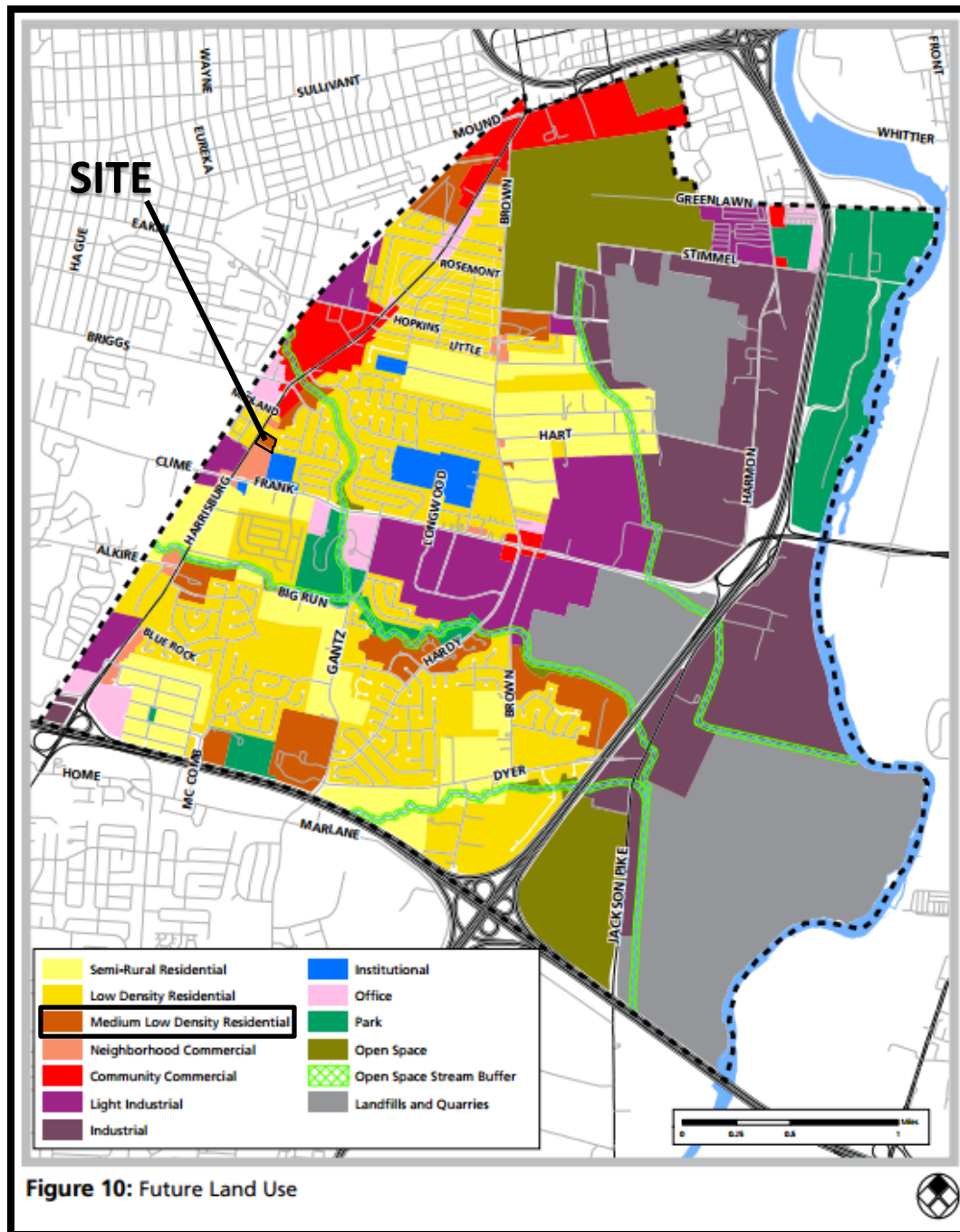
- The *Columbus Thoroughfare Plan* identifies Harrisburg Pike as a 4-2D arterial requiring a minimum of 60 feet of right-of-way from centerline.

**CITY DEPARTMENTS RECOMMENDATION:** Approval.

The requested L-AR-O, Limited Apartment Office District will permit a 75-unit supportive-housing apartment development with a commitment to a site plan and development standards in consideration of the abutting residential lots. The text also includes provisions for setbacks, street trees, screening in the form of a privacy fence along the site boundaries, and lighting controls. The proposed use is comparable with the land use recommendation of *Southwest Area Plan* for medium density residential development.



Z15-052  
1660 Harrisburg Pike  
Approximately 2.7 acres  
CPD & L-AR-O to L-AR-O



Southwest Area Plan (2009)  
 Z15-052  
 1660 Harrisburg Pike  
 Approximately 2.7 acres  
 CPD & L-AR-O to L-AR-O





Z15-052  
1660 Harrisburg Pike  
Approximately 2.7 acres  
CPD & L-AR-O to L-AR-O

## **DEVELOPMENT TEXT**

**EXISTING DISTRICT:** L-AR-O, Limited Apartment Office and CPD, Commercial Planned Development  
**PROPOSED DISTRICT:** L-AR-O, Limited Apartment Office  
**PROPERTY ADDRESS:** 1660 Harrisburg Pike, Columbus, OH 43223  
**APPLICANT:** Community Housing Network, Inc. c/o Dave Perry, David Perry Co., Inc., 145 East Rich Street, 3<sup>rd</sup> Flr., Columbus, OH 43215 and Donald Plank, Plank Law Firm, 145 East Rich Street, 3<sup>rd</sup> Flr., Columbus, OH 43215  
**OWNER:** Community Housing Network, Inc. and Briggsdale Apartments, LLC c/o Dave Perry, David Perry Co., Inc., 145 East Rich Street, 3<sup>rd</sup> Flr., Columbus, OH 43215 and Donald Plank, Plank Law Firm, 145 East Rich Street, 3<sup>rd</sup> Flr., Columbus, OH 43215  
**DATE OF TEXT:** December 2, 2015  
**APPLICATION NUMBER:** Z15-052

## **INTRODUCTION:**

The subject property is 2.697 +/- acres located on the east side of Harrisburg Pike, 1,050 +/- feet north of Frank Road. By Ordinance 0134-2004 (Z03-092), the property was rezoned to L-AR-O (1.520 ac) and CPD (1.322 ac). The L-AR-O area is developed with a 35 dwelling unit apartment building. The CPD area is developed with a house that will be razed as part of redevelopment of the property. The current property lines of the two (2) tax parcels will be reconfigured by lot split to correspond to Subareas A and B, as depicted on the Subarea Plan titled "Rezoning Exhibit for CHN Briggsdale II", hereafter "Subarea Plan".

Subarea A is proposed to be developed with a 40 dwelling unit apartment building. The existing 35 dwelling unit apartment house is located within Subarea B. Accessory parking will be located on each Subarea and the parking lot will be divided by the Subarea A/B property line. All applicable easements shall be provided for the common access to Harrisburg Pike and use of and circulation through the parking lots (Subarea A and B). Council Variance application CV15-070 is a companion ordinance to this rezoning for applicable variances.

**1.PERMITTED USES:** The permitted uses of both Subarea A and Subarea B shall be all uses of Section 3333.04, Permitted Uses in AR-O Apartment Office District.

**2.DEVELOPMENT STANDARDS:** Except as specified herein, the applicable development standards of Chapter 3333, Apartment Residential Districts, Chapter 3312, Off-Street Parking and Loading and Chapter 3321, General Site

Development Standards of the Columbus City Code shall apply. Council variance application CV15-070 is a companion ordinance to this rezoning and modifies certain development standards, as itemized in the variance ordinance.

**A.Density, Height, Lot and/or Setback Commitments.**

1. There shall be a maximum of 40 dwelling units in Subarea A.
2. There shall be a maximum of 35 dwelling units in Subarea B.
3. The minimum perimeter building setbacks along the external perimeter property lines of Subareas A and B, where abutting property owned by parties other than the two (2) property owners of the property included in this application, shall be fifteen (15) feet, except for the location of the dumpsters, treated as structures, along the south property line.

**B.Access, Loading, Parking and/or Traffic Related Commitments.**

1. There shall be a single vehicular access point to Harrisburg Pike. The vehicular access point shall be located on Subarea B. All vehicular access to Subarea A and B shall be from/to the single access point. A fire lane for access from Harrisburg Pike, if required by the Columbus Fire Department, shall be permitted, in addition to the vehicular access point on Subarea B.
2. Access to Harrisburg Pike (US Route 62) is controlled by the Ohio Department of Transportation (ODOT). An access study is pending review by ODOT. Access to the property shall be as specified in the approved access study.

**C.Buffering, Landscaping, Open Space, and/or Screening Commitments.**

1. Street trees shall be provided along the Harrisburg Pike frontage at the rate of one (1) tree per 40 lineal feet. Existing trees within the Harrisburg Pike parking setback shall satisfy this requirement.
2. A six (6) foot privacy fence shall be placed along the perimeter of the north, east and south property lines of the external perimeter of the 2.697 +/- acres.

**D. Building design and/or Interior-Exterior treatment commitments.**

N/A

**E.Dumpsters, Lighting, Outdoor Display Areas and/or Environmental Commitments.**

1. All new or relocated utility lines on-site shall be installed underground unless the applicable utility company directs or requires otherwise.
2. Parking lot light poles shall be a maximum of 14 feet tall.

## **F.Graphics and Signage Commitments.**

All graphics shall conform to Article 15 of the Columbus Graphics Code, as it applies to the AR-O, Apartment Residential Office District. All signage shall be monument style or shall be incorporated into an entrance feature. Any variance to the applicable sign requirements of the AR-3, Apartment Residential District shall be submitted to the Columbus Graphics Commission.

## **G.Miscellaneous.**

1.The developer shall comply with applicable monetary payment requirements of Chapter 3318, Parkland Dedication, Columbus City Code.

2. The Subarea plan titled "Rezoning Exhibit for CHN Briggsdale II", dated \_\_\_\_\_, and signed by David B. Perry, Agent, and Donald Plank, Attorney, depicts Subareas A and B. The plan may be slightly adjusted to reflect engineering, topographical, or other site data developed at the time final development and engineering plans are completed. Any slight adjustment shall be reviewed and may be approved by the Director of the Building and Zoning Services Department or his designee upon submission of the appropriate data regarding the proposed adjustment.

3. See also CV15-070.

*The undersigned, being the owner of the subject property together with the applicant in the subject application, or their authorized representatives, do hereby agree singularly and collectively for themselves, their heirs, successors and assigns, to abide by above restrictions, conditions, and commitments regarding development of the subject property and for such purpose each states that he fully understands and acknowledges that none of the foregoing restrictions, conditions, or commitments shall in any manner act to negate, nullify, alter or modify any more restrictive provision of the Columbus City Codes.*

Signature: \_\_\_\_\_ Date: \_\_\_\_\_  
David B. Perry, Agent

Signature: \_\_\_\_\_ Date: \_\_\_\_\_  
Donald Plank, Attorney



